

058.A

0004

0046.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

663,500 / 663,500

USE VALUE:

663,500 / 663,500

ASSESSED:

663,500 / 663,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46-48		BOW ST, ARLINGTON

OWNERSHIP	Unit #:	46
Owner 1: OWEN KATHARINE		
Owner 2: DEAN NATHANIEL R		
Owner 3:		
Street 1: 46 BOW ST		
Street 2:		

Twn/City: ARLINGTON	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER
Owner 1: 46-48 BOW LLC -
Owner 2: -
Street 1: 345 POND ST
Twn/City: WESTWOOD
StProv: MA Cntry:
Postal: 02090

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1904, having primarily Wood Shingle Exterior and 1496 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8434																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	663,500			663,500		421369
							GIS Ref
							GIS Ref
							Insp Date
							04/17/20

PREVIOUS ASSESSMENT								Parcel ID	058.A-0004-0046.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	663,500	0	.	663,500		Year end	12/23/2021	
2021	102	FV	645,400	0	.	645,400		Year End Roll	12/10/2020	

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name	
46-48 BOW LLC,	73704-553	1	11/22/2019		687,000	No	No			4/17/2020	Measured	DGM	D Mann	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
									4/17/2020	Measured	DGM	D Mann					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



PRIOR ID # 1:	38408
PRIOR ID # 2:	
PRIOR ID # 3:	
PRIOR ID # 1:	
PRIOR ID # 2:	
PRIOR ID # 3:	
PRINT	
DATE	TIME
12/30/21	22:48:03
LAST REV	
DATE	TIME
12/14/20	14:59:36
	danam
16612	
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LAND REASON:	
BLD REASON:	
CIVIL DISTRICT:	
ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv		Full Bath: 2	Rating: Very Good	A Bath:	Rating:	Master Deed 73239:160.																	
Sty Ht: 1H - 1 & 1/2 Sty		3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:																		
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																		
Foundation: 3 - BrickorStone		OthrFix:	Rating:	RESIDENTIAL GRID																			
Frame: 1 - Wood		OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																	
Prime Wall: 1 - Wood Shingle		Kits: 1	Rating: Very Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Sec Wall:	%	A Kits:	Rating:	Other																			
Roof Struct: 1 - Gable		Frl:	Rating:	Upper																			
Roof Cover: 1 - Asphalt Shgl		WSFlue: 1	Rating: Average	Lvl 2																			
Color: WHITE		CONDOS INFORMATION				Lvl 1																	
View / Desir: F - Fair		Location:		Lower																			
GENERAL INFORMATION				Total Units:	RMs: 6	BRs: 3	Baths: 2	HB															
Grade: C - Average		Floor:		REMODELING				RES BREAKDOWN															
Year Blt: 1904	Eff Yr Blt: 2019	% Own: 47.00000000	Name:	Exterior:	No Unit	RMS	BRS	FL	1	6	3												
Alt LUC:	Alt %:			Interior:																			
Jurisdct: G21	Fact: .			Additions:																			
Const Mod:				Kitchen:																			
Lump Sum Adj:				Baths:																			
INTERIOR INFORMATION				Plumbing:																			
Avg Ht/FL: STD				Electric:																			
Prim Int Wal: 2 - Plaster				Heating:																			
Sec Int Wall:	%			General:																			
Partition: T - Typical				Total:	1	6	3																
Prim Floors: 3 - Hardwood				CALC SUMMARY				COMPARABLE SALES				SUB AREA											
Sec Floors:	%			Basic \$ / SQ: 305.00	Rate	Parcel ID	Typ	Date	Sale Price	Code Description Area - SQ Rate - AV Undepr Value				SUB AREA DETAIL									
Bsmnt Flr: 12 - Concrete				Size Adj.: 1.35000002						GLA	Gross Liv Ar	1,496	370.540	554,325	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Subfloor:				Const Adj.: 0.89990997																			
Bsmnt Gar:				Adj \$ / SQ: 370.538																			
Electric: 3 - Typical				Other Features: 110526																			
Insulation: 2 - Typical				Grade Factor: 1.00																			
Int vs Ext: S				NBHD Inf: 1.00000000																			
Heat Fuel: 2 - Gas				NBHD Mod:																			
Heat Type: 15 - H.V.A.C				LUC Factor: 1.00																			
# Heat Sys: 1				Adj Total: 664850																			
% Heated: 100	% AC: 100			Depreciation: 1330																			
Solar HW: NO	Central Vac: NO			Deprecated Total: 663521																			
% Com Wal	% Sprinkled																						
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																	
Make: [] Model: [] Serial #: [] Year: [] Color: []																							
SPEC FEATURES/YARD ITEMS																							
PARCEL ID 058.A-0004-0046.0																IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:													Total Special Features:					Total:				